

025.A

0004

0151.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
694,400 / 694,400
694,400 / 694,400
694,400 / 694,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: BALASUBRAMANIAM AJAY &		
Owner 2: GOVADA SHILPA		
Owner 3:		
Street 1: 3 JAIMES WAY		
Street 2:		
Twn/City: ACTON		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 01720		Type:

PREVIOUS OWNER

Owner 1: MCBRIDE SEAN T & BRITTE-ANNE -	
Owner 2: -	
Street 1: 151 MASS AVE UNIT 1	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Vinyl Exterior and 1856 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7834																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	690,500	3,900		694,400		280630
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17



USER DEFINED

Prior Id # 1:	16645
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	05:06:15
LAST REV	
Date	Time
12/07/17	15:44:37
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
025.A-0004-0151.1								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	680,400	3900	.	684,300	684,300	Year End Roll
2019	102	FV	600,000	3900	.	603,900	603,900	Year End Roll
2018	102	FV	532,300	3900	.	536,200	536,200	Year End Roll
2017	102	FV	486,500	3900	.	490,400	490,400	Year End Roll
2016	102	FV	486,500	3900	.	490,400	490,400	Year End
2015	102	FV	450,700	3900	.	454,600	454,600	Year End Roll
2014	102	FV	430,700	3900	.	434,600	434,600	Year End Roll
2013	102	FV	430,700	3900	.	434,600	434,600	12/13/2012

SALES INFORMATION

TAX DISTRICT						PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
MCBRISE SEAN T	59526-369		7/16/2012		443,000	No	No					
DEDIC ANDRADE D	47166-242		3/27/2006		445,000	No	No					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2017	272	Fireplac	2,900	C				

Date	Result	By	Name
12/7/2017	Measured	DGM	D Mann
3/29/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good																		
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall: 6 - Stucco	25%			OthrFix:	Rating:																		
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1													
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Fpl: 1	Rating: Good			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt: 1913	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G8	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 2	HB: 1											
Const Mod:				% Own: 45.000000000				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	5	2												
Avg Ht/FL: STD				Functional:				Additions:															
Prim Int Wall: 2 - Plaster				Economic:				Kitchen:															
Sec Int Wall:	%			Special:				Baths:															
Partition: T - Typical				Override:				Plumbing:															
Prim Floors: 3 - Hardwood				Total: 18.6 %				Electric:															
Sec Floors:	%			CALC SUMMARY				Heating:															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 295.00				General:															
Subfloor:				Size Adj: 1.21573269				COMPARABLE SALES				SUB AREA											
Bsmnt Gar:				Const Adj: 0.99960202				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL					
Electric: 3 - Typical				Adj \$ / SQ: 358.498									GLA	Gross Liv Ar	1,856	358.500	665,373	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Insulation: 2 - Typical				Other Features: 105750																			
Int vs Ext: S				Grade Factor: 1.00																			
Heat Fuel: 2 - Gas				NBHD Inf: 1.10000002																			
Heat Type: 5 - Steam				NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100		% AC:		Adj Total: 848235																			
Solar HW: NO	Central Vac: NO			Depreciation: 157772																			
% Com Wall:	% Sprinkled:			Depreciated Total: 690464																			
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																	
Make:		Model:																					
SPEC FEATURES/YARD ITEMS				Net Sketched Area: 1,856																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	20X10	A	GD	1930		27.50	T	30	102			3,900		3,900					
More: N		Total Yard Items:	3,900	Total Special Features:					Total:														
PARCEL ID 025.A-0004-0151.1																				IMAGE			
																				AssessPro Patriot Properties, Inc			